



# Planning Communicator

A Publication of the Fairfax County Planning Commission

## 2006 Planning Commission

**Peter F. Murphy, Jr.**  
Chairman  
Springfield District

**John R. Byers**  
Vice-Chairman  
Mount Vernon District

**Suzanne F. Harsel**  
Secretary  
Braddock District

**Walter L. Alcorn**  
Parliamentarian  
At-Large

**Frank A. de la Fe**  
Hunter Mill District

**Janet R. Hall**  
Mason District

**James R. Hart**  
At-Large

**Nancy Hopkins**  
Dranesville District

**Ronald W. Koch**  
Sully District

**Kenneth A. Lawrence**  
Providence District

**Rodney L. Lusk**  
Lee District

**Laurie Frost Wilson**  
At-Large

### Inside this issue:

Commissioner Hall	2
John Hardy	3
Anticipating the Future	3
Committee Meetings	4
Tysons Corner	4
Land Use Actions	7
South County APR	9
Roundtable Program	10
Pedestrian Task Force	10
Announcements	11

April 2006

## Commissioner Spotlight

This third issue of the *Planning Communicator* continues a series of interviews with Commissioners to present insight into how each became involved in the Fairfax County land use process. Our third interview is with Mason District Commissioner, Janet R. Hall, who has served on the Planning Commission for 11 years and as Commission Parliamentarian from 2001 to 2003.



Janet Hall became interested in Fairfax County's land use process as a result of her experience at a Mason District Planning, Land Use and Transportation Advisory Committee meeting dealing with a controversial tract of land in the Bailey's Crossroads area. She was dismayed by the lack of cooperation by the attendees and their failure to actively listen to the proposal and help develop solutions. She said the property was not being properly used at that time and she had made positive suggestions on how it could be improved. Consequently, 11 or 12 years later the revitalization effort began in the Bailey's Crossroads area and Hall says that, "Now it is a destination and not merely a pass through" since retail is contributing to the "thriving" area. Due to her efforts on the Bailey's Crossroads Advisory Committee, former Mason District Supervisor Tina Trapnell asked Hall if she was interested in serving on the Planning Commission and she initially refused but later accepted after retiring from her active role in the county schools.

Beginning in 1986, Hall served on the Sleepy Hollow Elementary School PTA, the Glasgow Middle School PTA and the J.E.B. Stuart High School PTSA. She firmly believes "that you need to be involved in the schools." Hall was the first PTA president of Glasgow Middle School, which she notes is now listed in the Capital Improvement Program to be rebuilt due to space limitations. She explains that Glasgow has been very successful thanks to its staff and the International

Baccalaureate Middle Years Program, an internationally acknowledged, college-accredited course of study that eligible students complete at J.E.B. Stuart High School, and was one of the first schools in the county to implement the program.

For almost four years, Hall has been Chief of Contracts and Procurement at the Executive Office for Immigration Review, Department of Justice, with the responsibility for supporting the immigration courts in the United States, and has been involved in contingency planning in case of mass migration. Prior to her current job, she was the contracting officer in the US Marshals Service where she was the first person to create all of the real property contracts for seized property under management disposal.

Hall enjoyed her role as Chairman of the Personnel and Budget Committee from 1996 through 2000 and is appreciative of the work that the county staff does to assist her in her role as a Planning Commissioner. "I am totally impressed with the quality of the workers and their willingness to work hard, work long, and the quality of their product. I don't always agree with them, but I always respect that they've done a fair job." She also enjoyed chairing the Parks Committee in 1996, 1997 and 2001, but says that current Parks Committee Chairman Frank de la Fe "does a wonderful job because he has the experience as a Park Authority Board member." Having been an active member of several committees, including Infill and Residential Development, School Facilities, and Redevelopment and Housing, Hall says that her experience on the Policy and Procedures Committee has been the most memorable. As the current chair, she noted that this committee to date has discussed amendments to the Residential Parking Ordinance to address insufficient parking, especially in townhouse developments, and the 2006 Zoning Ordinance Amendment Work Program. She stressed the importance of revising policies and ordinances so they remain realistic and up-to-date. Hall's short-term goals for the Policy

(Continued on page 2)

April 2006

## Commissioner Janet Hall

*(Continued from page 1)*

and Procedures Committee include revisiting the structure of public hearings and clarifying time limits for registered speakers representing certain types of organizations or associations, such as historical societies and youth sports leagues.

Hall recalls her very first case, in which a corner lot on Route 7 was approved for commercial townhouses with the condition that within 60 days, a sidewalk had to be constructed. Instead of a sidewalk, a neon sign for a fortune teller service had been erected. A court case ensued and the sidewalk was constructed, in which she takes great pride. "It makes me feel great when I see people walking on the sidewalk." Hall recalls another memorable land use case in the Mason District for residential development on 121 acres along Edsall Road. The applicant, Pulte Home Corporation, had dedicated approximately 70 percent of open space to the Park Authority to preserve the Resource Protection Area. "That was a situation where the community came together. They never wanted to see anything built there, but they were willing to work with the developer and it was a win-win for both the community and the developer."

Hall points out that she lends a certain amount of humor to the hearings and asks good questions. "I think working with the communities that I represent is very, very rewarding." Hall does not feel that the Planning Commission is a political arena because it serves the people, not the Board of Supervisors. "I love the Planning Commission. I love the camaraderie. I love what we do. I love the outreach."

In the near future, Halls anticipates that the Mason District will have a town center since many residents go to Shirlington, a mixed-use development in Arlington. She notes that her district has wonderful ethnic restaurants and marvelous people. She also hopes to see mass transit solutions and improved transportation options other than vehicles for county citizens to use, noting that extending Metro rail to Washington Dulles International Airport will help keep

vehicles off the road. Hall says that she would like to see better cooperation between the Planning Commission and the School Board, especially regarding much needed improvements to the proffer formula for schools. She emphasizes the importance of the Commission to continue to work on making sure that features and services "don't fall through the cracks, such as trees and schools." "It is critical that we provide good service to our communities. I think we are always in the position of being able to improve that and we can't ever forget that," she explained. Hall also stresses the need for more greenspace, creative design and trail connections. She says that a tremendous improvement to the county landscape has been the increased sensitivity to the environment. She notes that there has been a steady rise of infill developments, especially in the Mason District, since the remaining pieces of land in the county have become more difficult to develop. Hall believes that the best plan is to improve the county piece by piece. "I just wish that we would continue to work smarter and I see that we're doing that," she said.

With regard to the Comprehensive Plan, Hall notes that Plan amendments need to be separated from the actual proposed development. She points out that a developer could demonstrate a possible solution, but believes that the community should not accept it based solely on the proposed illustrations. She said it was more important to develop the proposed Plan language properly since it provided the guidance that would be examined when the actual rezoning application was reviewed.

Hall says that she tends to be even-minded and has a habit of speaking her mind. She views her role on the Planning Commission as a task-oriented position allowing her to work on improving each application and recommending approval or denial based on what she thinks is best. She points out that she has a good working relationship with the Mason District Planning, Land Use and Transportation Advisory Committee, which she had served on for a year prior to her Commission appointment. She noted that at the beginning of every Mason District Land

Use meeting, it is announced that the purpose of the meeting is to assemble citizens to help everyone understand the process. The Committee does not initially form an opinion, but attentively listens to the proposal and ensures that the immediate community has been notified and involved and provides guidance to the citizens on what can and cannot be done and "that's what makes it work," Hall explained. She says that it is important for citizens to know that "the process is not geared to the developer; sure, they're part of that mix, but it's primarily geared to the community and whether this development will work in your community or not." She adds that the Committee was very sympathetic and its meetings provided a good opportunity for citizens to voice their concerns.

Hall's favorite hobby is skiing, which she says is "critical and essential to my well being as a person." She is extremely proud of her son, age 27, who has served in the military for four years, including 14 months in Iraq, and her daughter, age 28, who is a graphics designer and is currently designing all the interactive features for the new Newseum that will open in 2008 in Washington, D.C. Hall was born and raised in New York, the second oldest of nine children so she "tries harder." She graduated in the second class of the Fashion Institute of Technology at the State University of New York, and in 1999, she earned a bachelor's degree in procurement and contracting at George Mason University.

Hall and her family moved to the area from the State of Washington after her husband had retired from the Navy and was offered a position in Washington, D.C. While searching for a house, she fell in love with the Lake Barcroft community due to its mature trees, absence of sidewalks, location about seven miles from the White House and "a sense of community and casual living." Hall exclaims, "I love this area. This area is absolutely fabulous. I love where I live. It's eclectic, it's fun. You go to the beach; you never know who you're going to talk to. Fairfax County as a whole is a great place to live."

**Do you have a great story idea for the Planning Communicator?** If so, please send your ideas to Kara DeArrastia at [kara.dearrastia@fairfaxcounty.gov](mailto:kara.dearrastia@fairfaxcounty.gov), or to Henri Stein McCartney at [henri.steinmccartney@fairfaxcounty.gov](mailto:henri.steinmccartney@fairfaxcounty.gov).

## Tribute to John Hardy

The Planning Commission and staff, along with Fairfax County staff and citizens, all lost a dear friend on January 15, 2006 when former County employee John Hardy passed away after a long illness. John's wife Robin has been an employee with the Planning Commission Office for 29 years and is currently the Assistant Director.

Born in Woodstock, Virginia but a lifelong resident of Fairfax County, John graduated from James Madison High School in Vienna. In 1965 he joined the County staff as a Planning Aide and served as a graphics support person in the Office of Comprehensive Planning (later renamed the Department of Planning & Zoning). In 1967 John became a map draftsman in the Graphics Section and two years later advanced to Planning Technician for the Planning Division where he provided support to area planning studies. In 1973 he was promoted to Planner I and assisted in the PLUS program - the foundation of the current Comprehensive Plan - to establish a blueprint for planned land use in Fairfax County. After a stint as a Zoning Inspector for the Zoning Administration Division, John returned to the Planning Division as a Planner II in the Public Facilities Branch where he participated in the site review process for the development of public facilities such as schools, libraries, police and fire department facilities, roads, and parks. He assisted in the development of Public Facilities, Human Services and Park and Recreation Elements of the Policy Plan Volume of the Comprehensive Plan. John worked on the Transit Conditions Report to identify changes in the pattern of existing and future development in the County. He was also a trails planner and, in addition, worked on the VRE project to bring commuter rail to Fairfax County. John retired from Fairfax County on December 8, 1995 after a 30 year career with the Department of Planning & Zoning.

John is remembered by his former colleagues as a friend to many. Planning Commission Chairman Pete Murphy remembers with fondness the many years that he relied on John to set up the Planning Commission booth for the Fairfax Fair. According to David Marshall, Chief of the Facilities Planning Branch, "John was someone that everyone liked being around, a person who could make you feel comfortable and bring a smile to your face. You usually got an amusing story or good joke from John. He was always easy to talk to, to confide in, and share ideas. John had an extensive knowledge about the county, its history, geography, government and the county organization. On a professional level, he supported and provided substantial contributions to a wide range of planning projects and efforts and worked with many different County departments on public facility issues. On a personal level, John was the one who enlivened every office function with his witty stories and interesting thoughts. People truly enjoyed working with John and he made each work day a little more enjoyable."



The Planning Commission "family" is saddened by the loss of John Hardy and extends sympathy, condolences and prayers to John's wife Robin and their children Ryan, age 27, and Andy, age 17.

## "Anticipating the Future: A Discussion of Trends in the County"

Coordinating data from 75 major sources, this recently-released report identifies trends that are most likely to influence community needs and impact county government services in the next 15-20 years. This is the first study that has been done in the county to bring together data covering health care, housing, human and social needs, public safety, transportation, patterns of income and wealth, technological changes and community engagement.

While much of the factual information has been made available previously through other reports, it is the future planning implications that are of the most interest, and there is also a fair amount of factual information that has not been previously published including:

- \* The types of jobs located in Fairfax County that have changed dramatically over the past few decades
- \* A slower out migration of seniors from the county
- \* Fairfax County contains 61% of Northern Virginia's foreign-born population but only 53% of the region's total population
- \* The education level of Fairfax County's foreign-born adult population and the English ability of the foreign-born population
- \* How educational attainment, English ability and citizenship affects the household income of foreign-born persons
- \* That 38% of the county's children have at least one parent that is an immigrant and most of these children are US citizens
- \* That Fairfax County schools contain 44% of the Virginia enrollment of limited English proficient students

- \* Information about Fairfax County adolescents who spoke languages other than English at home and their participation in school or non-school extra-curricular activities
- \* The style and size of homes being built in Fairfax County
- \* Characteristics of older residents in respect to home ownership and length of time they have lived in the county
- \* The widening of the income gap between the lowest quartile of households and the highest quartile
- \* Increases in median income for Fairfax County property owners 65 and older have not kept pace with those that are younger
- \* The analysis of community safety information

Based on 2020 population projections of approximately 1.2 million residents, those over 65 will grow to about 11.6% of the total (or an 80% increase from 2000) and those under 19 will total 25.9%. Thus, the county will continue to face balancing the needs of both a rapidly aging population and continuing to meet educational and other needs of a sizable youth population.

The entire report is available for purchase for \$4.00 at the County's Maps and Publications store, 1st Floor, Government Center, and may be accessed on the county's website at: <http://www.fairfaxcounty.gov/news/2006/069.htm>

April 2006

## Committee Meetings: January – March 2006

### Capital Improvement Program Committee

Rodney Lusk, Chair

Members: John Byers, Frank de la Fe,  
Pete Murphy

The committee met on March 23rd with staff from the Department of Planning and Zoning and the Department of Management and Budget to discuss its recommendations for the FY 2007 – FY 2011 Capital Improvement Program.

### Housing & Redevelopment Committee

Rodney Lusk, Chair

Members: John Byers, Frank de la Fe,  
Suzanne Harsel, Ron Koch

Alternate: Nancy Hopkins

The committee met on March 15th with members of the Redevelopment and Housing Authority and staff from the Department of Housing and Community Development to continue discussions on the Affordable Preservation Action Committee recommendations.

### Policy & Procedures Committee

Janet Hall, Chair

Members: Walter Alcorn, John Byers,  
Suzanne Harsel, Jim HartAlternates: Nancy Hopkins, Ken Lawrence,  
Rodney Lusk, Laurie Frost Wilson

The committee met on February 1st with staff from the Department of Planning and Zoning, Department of Transportation and Department of Public Works and Environmental Services to discuss results of the residential parking study. The committee met once again on March 2nd with staff from the Department of Planning and Zoning to discuss the proposed 2006 Zoning Ordinance Amendment work program.

### Schools Facilities Committee

Suzanne Harsel, Chair

Members: Walter Alcorn, John Byers,  
Laurie Frost Wilson

Alternates: Frank de la Fe, Rodney Lusk

The committee met on January 18th with members of the School Board and staff from Fairfax County Public Schools for a briefing on the FY 2007-FY-2011 Schools Capital Improvement program.

### Transportation Committee

Frank de la Fe, Chair

Members: Jim Hart, Ron Koch, Ken Lawrence,  
Laurie Frost Wilson

Alternates: John Byers, Rodney Lusk

On January 25th, the committee met with members of the Transportation Advisory Commission (TAC) and staff from the Departments of Transportation and Planning and Zoning for a briefing on the status of the Dulles Corridor Metrorail Project and 2232

and special exception applications associated with the project; as well as an update of the proposed policy changes to the Transportation Element of the Comprehensive Plan. The committee met once again on March 16th to continue the discussions on the proposed changes to Countywide Transportation Policies in the Comprehensive Plan with the TAC and Department of Transportation staff.

**The following committees did not meet during the first quarter:**

### Personnel & Budget Committee

Frank de la Fe, Chair

Members: John Byers, Suzanne Harsel,  
Pete Murphy

### Environment

Walter Alcorn, Chair

Members: John Byers, Jim Hart, Nancy  
Hopkins, Laurie Frost Wilson

Alternate: Frank de la Fe

### Parks

Frank de la Fe, Chair

Members: John Byers, Rodney Lusk  
Alternates: Suzanne Harsel, Jim Hart, Ron  
Koch, Laurie Frost Wilson

### Seminar

Members: Janet Hall, Suzanne Harsel, Pete  
Murphy

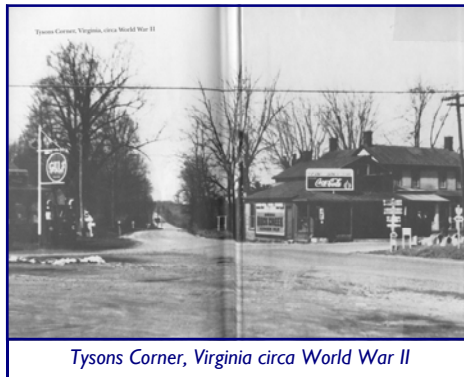
Alternates: Walter Alcorn, John Byers

## Tysons Corner: Past, Present and Future

At the intersection of the Capital Beltway (I-495) and the Dulles Toll Road (Route 267), bisected by two major arterials, Leesburg Pike (Route 7) and Chain Bridge Road (Route 123), is a 1,700-acre triangular area known as Tysons Corner. The area, located halfway between Dulles Airport and the Pentagon, is a "beacon" according to George Lilly, a former chairman of the Planning Commission who represented Dranesville District, since it is Fairfax County's highest natural summit at approximately 520 feet above sea level.

### In the Past:

Tysons Corner was named after William Tyson, a 19th century landholder who purchased 62.75 acres in the northwest quadrant of the intersection created by Alexandria-Leesburg Turnpike (Route 7) and Georgetown Road (Route 123) for \$1,255 in 1852. This intersection became known as "Tyson's Crossroads." Tyson served as postmaster at the Peach Grove Post Office from 1854 until it closed in 1866. The most notable single-family



house and the oldest structure in the area was Ash Grove, built in 1790 by Thomas Fairfax (the 9th Lord Fairfax) on a 241.75 acre plantation. The front field of the Ash Grove plantation is now overshadowed by the 24-story Sheraton Premier Hotel's 12-acre site.

The first Fairfax County courthouse was located in the Tyson's Corner area. It stood on the

northeast corner of present day Routes 123 and 677 (Old Court House Road) from 1742 until 1752 when the county seat moved to Alexandria. The Court House site and immediate surrounding area became known as "Freedom" or "Freedom Hill" sometime after 1845. "Freedom" Church, located on a ¾ acre corner northwest of the intersection of present day Old Court House Road and Gosnell Road, was destroyed during the Civil War. The first Freedom Hill School, a one-room rural elementary school built in 1871, sat on a half acre of land on a hill behind Freedom Hill Farm and 20 feet above the east side of Chain Bridge Road. In the 1920s, the school closed and it was converted into a residence, which became a part of the Freedom Hill Farm Subdivision. The present day Freedom Hill Elementary School located at 1945 Lord Fairfax Road was built in 1949. The old Court House plot is now occupied by the Tyson Courthouse office building, which opened in 1983 as the first major building to have massive structured parking for

(Continued on page 5)



April 2006

## Tyson's Corner

(Continued from page 4)

more than 900 vehicles. During the Civil War, Union and Confederate troops crisscrossed Fairfax County, often wreaking destruction on private property and using the land as a staging ground for many forays. "Redoubt Freedom Hill," a small earthen fort built near the end of the War in 1865, overlooked the valley to the south of the Peach Grove Stockade, which stood high above Tyson's Crossroads near the present day City of Falls Church water tank and the communication tower, and offered protection to couriers and patrols on Chain Bridge Road. The fort was reconstructed as a county park in the late 1970s.

Another notable dwelling in the area was Strawberry Vale manor, built in 1780 and owned by the Gantt family from 1814 until 1848. The Strawberry Vale Seminary was run by Ann Beale Wilson Gantt and closed due to the Civil War following her death in 1860. The Gantt's name had been given to the hill that once stood on Route 123 near the crossing of Scotts Run. Strawberry Vale manor was demolished in 1958 for the construction of the Capital Beltway.

By 1870, Fairfax County was the largest milk producer in Virginia. One notable dairy farm was Maplewood, located on 323.14 acres approximately one mile from Tyson's Crossroads on present day Chain Bridge Road. The Villanova Mansion (later named Maplewood in 1884), located on the property, looked similar to the old British Embassy in Washington, D.C. The construction of the Beltway and the Dulles Airport Access Road (DAAR) led to the condemnation of 190 acres of the original Maplewood property and the construction of the Westgate office park led to the demolition of the Maplewood Mansion. What used to be dominated by garden plots, cultivated fields and undeveloped land was now being replaced by single family homes, corner stores and gas stations.

The first business on Route 7 west of Tyson's Crossroads was a gas station that operates as an Esso franchise to this day. The Myers' Store occupied the corner of the Myers property at Tyson's Crossroads until it closed in 1963. The Tyson's Crossroads Market with a tavern on the side stood on the southwest corner of Route 7 next to Kelley's Service Station. The first automobile dealership at Tyson's Crossroads operated as a Paige and Jewett Automobiles franchise in the early 1920s. The Dutch Colonial home of the Maurice L. May family built in 1946 that now stands between the Tysons Office Center and Tysons Ford is considered the only pre-development structure at Tysons Corner. The construction of the National Automobile Dealers Association building beginning in 1947 put an end to the relics of Tyson's Crossroads' past.

Construction of the Capital Beltway and the DAAR as well as the widening of Leesburg Pike in the 1960s marked a prominent change to the area. The first rezoning of rural land for commercial purposes occurred in 1962 when an 88.13-acre tract was leased for the development of the Tysons Corner Center located on Route 123 just west of the Beltway. The \$50 million mall with more than 1.5 million square feet of shopping space opened in July of 1968 as the largest one-level shopping center in the United States and doubled in size 20 years later, when a \$150 million redesign turned truck tunnels into a second level. "I think the continuing evolution of the Tysons Corner Center has and will continue to have a very significant impact on the Tysons Corner area," said Dranesville District Supervisor Joan DuBois. The mall was a catalyst for future development in the surrounding area, which prompted the construction of hotels, office buildings and apartment complexes. "The development of Tysons Corner Center," Providence District Planning Commissioner Kenneth Lawrence noted, "and later the growth of office space and employment centers drove the economic engine that drives Northern Virginia."

The Rotunda, a huge complex of condominium towers on Greensboro Drive, was the first major residential development in the Tysons area. West\*Group, the largest developer of office parks in the Washington metropolitan area, developed the Westgate and Westpark research and industrial parks in the 1960s – developments that fueled significant commercial expansion in the area. Many prestigious firms occupy approximately 5.5 million square feet of office space in the complexes located near the Beltway. On what was once a "sea of dirt that children would ride their dirt bikes on," according to DuBois, now lays Tysons II Galleria, a \$1 billion, 15-year, 800,000 square foot office, retail and hotel project that opened in 1988 across the street from Tysons Corner Center. DuBois participated in the original land-use case for the Tysons II property as a staff member of former Dranesville District Supervisor Nancy Falck. "That was exciting and certainly



Tysons Corner in 1989



Site of Tysons II Galleria in 1985

memorable," she recalled. "It was a large land area and lots of negotiations took place. It was exciting to be part of that process in the 1980s."

### Present Day:

Tysons Corner today is "the largest urban agglomeration between Washington and Atlanta" and "a place easily driven to from any direction in the region," according to Joel Garreau, author of a 1991 book titled, "Edge City: Life on the New Frontier." Mr. Garreau labeled Tysons Corner among other areas across the region as an "edge city," a term he invented while working as a reporter for the *Washington Post*. "Edge city" is defined as a relatively new concentration of business, shopping and entertainment outside a traditional urban area, in what had recently been a residential suburb or semi-rural community. "What was once rural and academic has now become a thriving area of economic commerce with a 'phenomenal selection of commerce and an integration of housing with commercial,'" Fairfax County History Commission Chairman Lynne Wark explained.

Tysons Corner, with 25.6 million square feet of office space, stands as the 15th largest central business district in the United States. More than 125,000 people work in the area making it an economic employment center. It is also one of the largest retail centers in the region with more than 4 million square feet of space anchored by the two major malls, Tysons II Galleria and Tysons Corner Center. Already the largest shopping mall in the Washington D.C. region, Tysons Corner Center opened its 362,000-square-foot expansion, featuring 20 new retail stores, a 10-unit food court, 5 restaurants and a 16-screen AMC cinema in September 2005 with expectations of 1,000 more jobs and \$150 million more in business. At 2.3 million square feet, the mall is the sixth largest in the United States and the largest single retail source of tax revenue in the county. "This is part of the county's vision for the future of Tysons," said Providence District Supervisor Linda Smyth. "This is not only going to be a destination for people but an amenity for people who live there." DuBois has witnessed the development

(Continued on page 6)

April 2006

## Tysons Corner



Tysons Corner Center - Present Day

(Continued from page 5)

of the Tysons Corner area since 1970. "I knew that Tysons Corner was planned for dense development to be our premier retail/commercial office space core," she said. Tysons Corner will become more urban under Fairfax County's plan to double the development with more condominiums, offices, stores and restaurants.

One of four new Metro stations planned to link Tysons Corner with the West Falls Church Metro Station, Reston, Herndon and Washington Dulles International Airport will be located near the Tysons Corner Center property. "It's been real interesting watching the design evolve and watching the center of gravity in the residential area, for example, shift much closer to the Metro station so the walk to Metro would be significantly shorter," Lawrence explained. Hunter Mill District Planning Commissioner Frank de la Fe predicts that rail will cause a "tremendous economic boom" for the area and will keep traffic from getting worse at a slower rate. He said that a circulative bus system within Tysons Corner from Dunn Loring and West Falls Church will also help to ease the traffic problem. Another example of mixed-use is the development of the Reserve at Tysons Corner, 480 apartments in two four-story buildings with attached parking, 90 town homes and 30 affordable housing units on 20 acres. Science Applications International Corporation (SAIC) had sold its land on the Tysons Corner campus to Lincoln Property Company, which has agreed to offer SAIC employees incentives to live in the buildings. The property is bounded by Gallows Road, SAIC Drive, I-495 and residential developments Tysons Executive Village and the Courts of Tysons. According to Lawrence, this was the first proposal to initiate a Transportation Demand Management program, which he said was "essential to solving the current traffic problem." "Residential development will create less a.m. and p.m. peak traffic than office will," said Smyth. "We need to balance out the commercial with the residential so people don't have to drive so far."

### Future:

Currently, only 17,000 people live in the area immediately surrounding Tysons Corner but county planners expect that in a decade's time, 40,000 people will live there making mixed-use development with an emphasis on residential a top priority. de la Fe believes that retrofitting an area like Tysons Corner that was designed for the automobile to make it more of a pedestrian-friendly downtown will be a challenge that will require creative planning. Lawrence agreed, "The effect of the construction of the Beltway and Dulles Access Road and widening of Routes 123 and 7 made Tysons Corner an island and this posed an enormous challenge." He anticipates major changes to a more urban design with an "Old Main Street USA" appeal and a continued increase in residential and mixed-use.

DuBois hopes that by 2025 redevelopment will occur properly along Route 7 to give it a "boulevard feel by separating the through-traffic from ground-level retail and restaurant areas, offering continuous pedestrian access, removing the mass of surface parking and locating the buildings close to the street with a nice landscape plan." She also anticipates that many of the early West\*Group buildings will be torn down and replaced with a better street/pedestrian grid system, a road connection that will access Jones Branch Drive will be constructed over the Beltway, and Tysons Corner Center and Tysons II will reach their potential. Lawrence predicts that the first elements of an internal transportation grid will be in place by 2025, which he said would be "a vital and fundamental aspect that must be completed." He also predicts that the first solutions to the "island" effect will be in production, but said the major question will be how to fund and create the "bridges." Wark noted, "If Tysons Corner continues its growth, it will stay the center of commerce, but commerce can continue only if the economic status is maintained in the surrounding metropolitan area."

### Tysons Corner Transportation/Urban Design Study:

All rail-related nominations to amend the Comprehensive Plan for the Tysons Corner Urban Center have been deferred until the completion of a special study to evaluate the area's transportation system. In June 2005, the Board of Supervisors established the Tysons Land Use Task Force to work with staff and help coordinate public outreach and public input. The task force meets at 7:00 p.m. on every other Monday at the Fairfax County Chamber of Commerce at 8230 Old Courthouse Road, Suite 350, Vienna. Former Chairman of the Board of Supervisors, Katherine Hanley, had chaired the Tysons Task Force, but since she was appointed

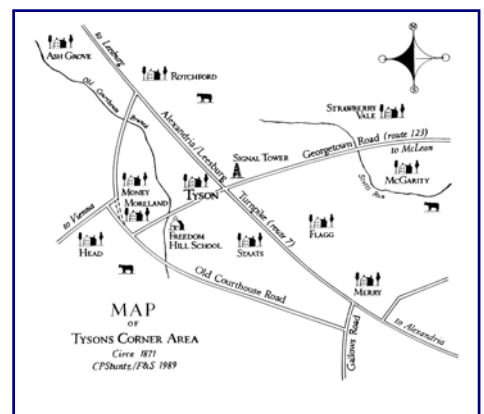
Secretary of the Commonwealth by Governor Kaine on March 20, 2006, current Board of Supervisors' Chairman Gerald Connolly will be appointing a new chairman of the Task Force at a future Board meeting. Del. James M. Scott (D-Fairfax) has been named to serve as interim chair. The Task Force consists of representatives from major businesses, each Supervisory District, the Fairfax County Chamber of Commerce, TyTran and area neighborhoods and also includes Planning Commissioners Lawrence and de la Fe, who both serve as "ex officio" non-voting members.

The Perspectives Group, on behalf of the Tysons Land Use Task Force, completed 20 initial community outreach dialogues and a Web-based survey during January and February 2006 to identify what was important to the community regarding the future growth of Tysons Corner and how the introduction of metro rail stations would affect growth. On March 13, the results of the dialogues were provided to the Task Force in the "Initial Community Outreach Findings" report, which is available at <http://www.fairfaxcounty.gov/dpz/tysonscorner>. The Task Force will incorporate the community input in its recommendations to the Tysons Corner Comprehensive Plan and develop additional options which will require further community evaluation before any final decisions are made. The Task Force recommendations are anticipated to be presented to the Planning Commission and forwarded to the Board of Supervisors for adoption in late 2006. To stay informed about the Tysons Corner Study, visit the Tysons Corner Study webpage at <http://www.fairfaxcounty.gov/dpz/tysonscorner>.

### References:

"This Was Tysons Corner, Virginia: Facts and Photos," (1990) by Mayo Stuntz, Hunter Mill District History Commissioner, and his wife, Connie

"Edge City: Life on the New Frontier," (1991) by Joel Garreau



April 2006

## First Quarter Land Use Actions

### 2006 First Quarter Overview

The Planning Commission held 16 regular meetings during the first three months of 2006. This is consistent with the number of first quarter meetings held in 2005 and 2004; however, as noted below, there were substantially more speakers testifying at public hearings in the first quarter of 2006 due to the controversial nature of some cases. The Commission took action on 70 land use applications, a number slightly less than that of 2005 and 2004. The chart below documents first quarter land use activity over a five-year period.

First Quarter Comparison: 2002 - 2006					
	2002 *	2003	2004	2005	2006
Meetings	21	14	16	16	16
Speakers	400	122	141	106	171
Actions	163	60	73	72	70

\* Public hearings on North County APR nominations were held during the first quarter of 2002, resulting in more meetings than usually scheduled during the winter months and an unusually high number of speakers. Public hearings on South County APR nominations are scheduled in June of this year; therefore, it is expected that there will also be a large number of speakers for the second quarter of 2006.

### Activity Synopsis

Of the 16 regular meetings held during the first quarter of 2006, 6 were held in January, 4 in February and 6 in March. As noted above, the Commission heard testimony from 171 speakers, held public hearings on 52 land use applications and took action on 70 items as follows:

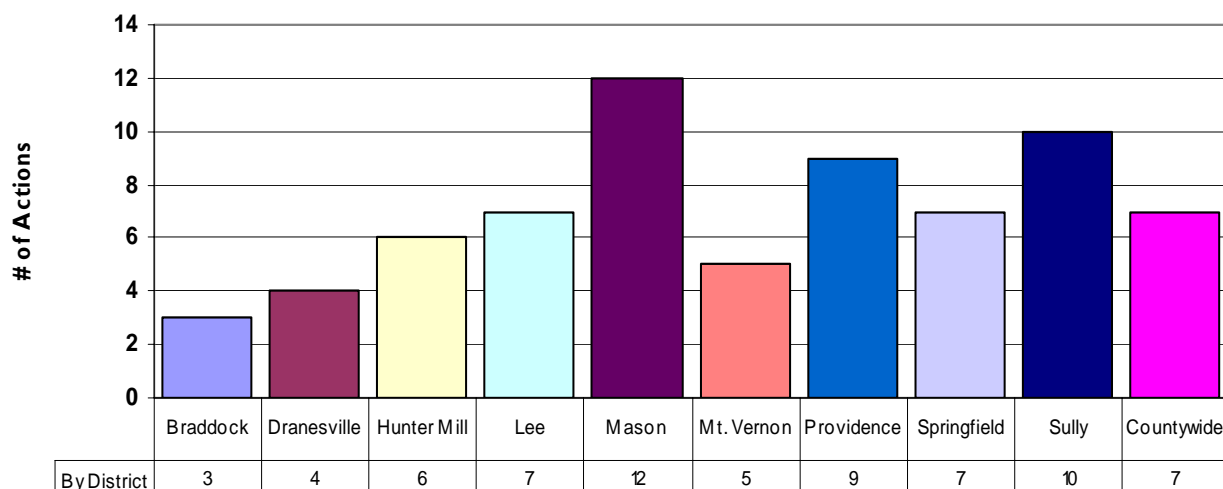
- 21 items not subject to a public hearing
  - Review of architectural renderings for one case
  - Review of the 2006 Zoning Ordinance Work Program
  - 19 “feature shown” applications
- 20 decision-only items (public hearings held previously)
- 29 actions taken the same night as the public hearing

The Commission held public hearings on 52 items and, of that number, action was taken the same night as the public hearing on 29 items. Decisions on the remaining 23 items were deferred to later dates. The Commission deferred the public hearings on 110 applications (some more than once) from the original first quarter public hearing date to future dates. The shortest Commission meeting during this period lasted only 19 minutes and the longest meeting was slightly more than 5 ½ hours.

### District Breakdown

For the first time in the recent past, the most land use actions taken in the first quarter of 2006 were on applications located in the Mason District. The fewest land use items were in the Braddock District. The figure below depicts the first quarter activity for each district.

1st Quarter 2006 Actions by District



### Types of Applications

As illustrated on the next page, of the 70 land use actions taken by the Planning Commission in the first quarter of 2006, the most prevalent type was “feature shown” applications that are determined by the Commission to be consistent with or a “feature shown” of the Comprehensive Plan. The list on the next page identifies the actions taken by application type in ascending order.

(Continued on page 8)

April 2006

## Land Use Actions

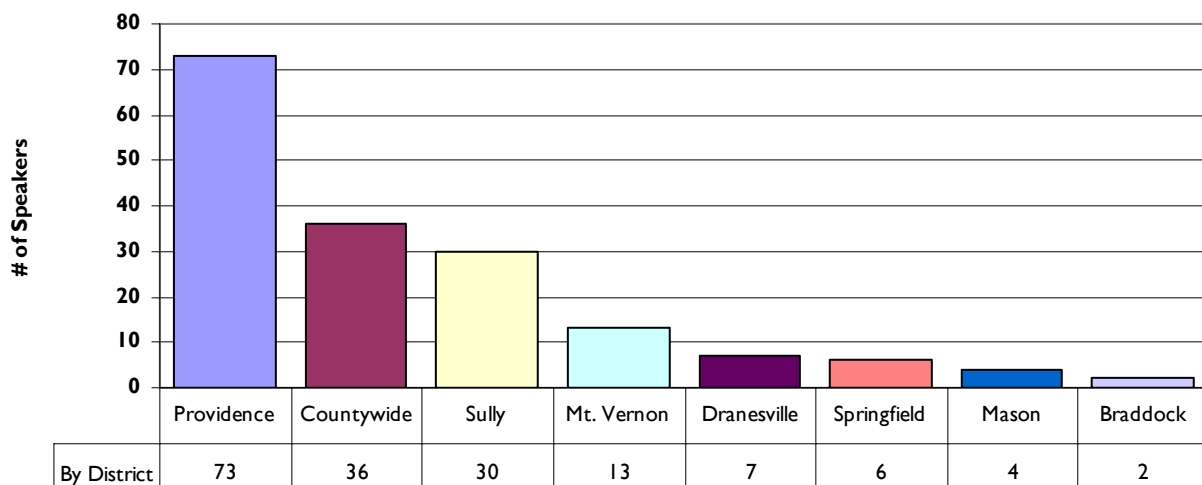
(Continued from page 7)

Application Type	Actions Taken
Capital Improvement Program	1
Public Facility (2232) items	1
Comprehensive Plan Amendments	2
Administrative actions	2
Code Amendments	5
Rezoning applications	7
Proffered Condition Amendments	8
Final development plans & amendments	10
Special Exception applications & amendments	15
"Feature shown" applications	19

### Citizen Testimony

Several complex and/or controversial land use applications generated an unusually high number of speakers during the first quarter of 2006. Of the 171 speakers, 129 gave testimony on applications that the Commission took action on during the first quarter period. The remaining 42 speakers were on 6 applications that the Commission deferred for decision to a second quarter date. As illustrated below, Providence District applications generated the most citizen testimony (73 speakers) with Countywide and Sully District items the second and third most vocal communities, at 36 and 30 speakers, respectively. No speakers testified on cases in the Hunter Mill or Lee Districts. The graphic below illustrates the number of speakers by district.

**1st Quarter 2006 Speakers by District**



### Select Application Highlights

The two individual applications with the most speakers were in the Sully (SE 2005-SU-007) and Providence Districts (RZ/FDP 2003-PR-022 & SEA 82-P-035-05), with 21 and 48 speakers, respectively. Both applications also generated a great deal of written correspondence from the public and were the subject of numerous news articles. A brief synopsis of the applications is provided below.

#### SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH

The application, as originally filed, sought permission for the phased development of a place of worship on 80.22 acres zoned R-C and WS at 15451, 15403 and 15315 Lee Highway and at 15308 Compton Road. The Korean Central Presbyterian Church application requested a church with 2,500 seats, a nursery school for 100 students and a private school of general education for 100 students (grades K-2). Phase 1 called for construction of the main building (173,000 square feet with 5,600 square feet of cellar space) which would contain a 2,000-seat sanctuary and a 500-seat chapel as well as offices, educational classrooms, a nursery school, an elementary school, a 2,000-square foot rectory, 982 paved parking spaces and 198 overflow parking spaces. A second building, with 30,000 square feet of additional office and classroom space, was proposed for Phase 2 construction.

Although initially scheduled for public hearing in June 2005, the application was deferred several times to allow for the resolution of unresolved issues by Sully District residents and the West Fairfax County Citizens Association. On January 12, 2006, the Planning Commission heard from 21 speakers who testified in favor of the application and 4 who were opposed because of the negative impact it would have on area traffic, particularly along Route 29. Of the 2,600 written communications sent to the Planning Commission on SE 2005-SU-007, all except 4 were in favor. Staff from the Department of Planning and Zoning recommended denial of the application because, in its opinion, "The uses, as proposed, would be too intense for the subject property."

On January 26, 2006, the Planning Commission voted to approve the application with the following modifications: (a) elimination, without prejudice, of the Phase 2 development; (b) reduction of the number of seats from 2,500 to 2,100 and (c) that the architectural elevations, final landscaping plans and final grading plans be returned to the Commission for review prior to site plan approval. During his summary remarks, Commissioner Koch stated, "Yes, this application is asking us to approve a large church and, yes, it is in the R-C district. But we need to put the application into perspective and decide its merit

(Continued on page 9)



April 2006

## Land Use Actions

(Continued from page 8)

based on the Comprehensive Plan and the County Ordinances that we judge such applications by. This application meets all the requirements set forth by the county...and if the county does not want this large a church in the R-C district, it should so state and not lead potential applicants to believe it is possible if they meet all the standards."

### RZ/FDP 2003-PR-022 & SEA 82-P-035-05 – PULTE HOMES CORPORATION

Pulte Homes filed these applications in late November 2005 following approval by the Planning Commission and the Board of Supervisors in 2004 of Out-of-Turn Plan Amendment S02-II-V2, which sought consideration of mixed-use development consisting of residential, office, retail and support service uses around the Vienna Metro Station. The application property, also known as Metro West, is located south of the Vienna Metro Station and north of Lee Highway and consists of 56.03 acres. Pulte Homes requested rezoning from the R-I district to the PRM, PDH-16 and PDH-12 districts. The site includes a 3.75-acre portion of the Vienna Metro Station (used as a small parking lot and a berm) and also encompasses the former Fairlee subdivision which consists of single-family homes constructed in the 1940s and 1950s. SEA 82-P-035-05 was filed to delete 3.75 acres from the previously approved regional rail transit facility and incorporate that acreage into the Metro West proposal.

Under the applications filed by Pulte Homes, Metro West would consist of a transit-oriented, pedestrian-friendly mixed-use development with a main street/town center focal point. Development in each zoning district would be somewhat different. The 23.25-acre core area zoned PRM would be developed with 14 buildings (with underground parking), ranging in height from 49.5 feet to 150 feet, with the tallest buildings located closest to the Metro facility. Two buildings would be designated for office use, with ground floor retail, and the remaining buildings would contain multi-family residences, including scattered affordable dwelling units, with the ground floors of five of the residential buildings designed to contain retail uses. One residential building would contain up to 138 elderly housing units.

The PDH-16 segment, west of the core area, would contain 17.10 acres and the buildings would step down in height from six to four stories. Buildings 2, 3 and 4 would have underground parking and contain 230 independent living facility units and buildings 19 and 20 would house 158 multi-family units. The layout also depicts 122 stacked townhouses with garages for a total of 388 units. A community use building, containing a gym, exercise facilities, meeting rooms, classrooms and a satellite police station would be located in the southwest corner of this portion of the site. The 15.68-acre PDH-12 zoned portion of the site would be developed with 218 single-family attached townhouse units with a mix of front and rear-loaded garage units and with public amenities, including four open space areas, a large circular park and two pocket parks.

At the February 8th public hearing, the Planning Commission heard testimony from 48 speakers on the applications. More than half the speakers opposed the project based on the negative impact the proposal would have on traffic and public facilities, such as schools and playing fields. Those in favor of the applications were pleased with such a "robust development" proposed in close proximity to mass transit. After deferring decision for five weeks to work on several unresolved issues, the Planning Commission voted to endorse the applications on March 15, 2006.

## 2005-2006 South County Area Plans Review Update

The 2005-2006 South County Area Plans Review (APR) nominations are scheduled for public hearings before the Planning Commission in June and the Board of Supervisors in September. The process began in July 2005 when nominations were submitted to the Planning Commission Office as possible amendments to the Comprehensive Plan for the Area Plan Volumes affecting Braddock, Mason, Mount Vernon, Lee, and Springfield districts. The Planning Commission staff accepted 147 nominations during the submission period. To date, 30 nominations have been withdrawn or deferred to a special study related to BRAC.

After nominations were accepted by the Planning Commission Office, they were forwarded to the Planning Division of the Department of Planning and Zoning (DPZ) for analysis and preparation of preliminary staff reports. Starting in November of 2005, Board appointed District APR Task Forces began meeting to review and discuss specific nominations. DPZ staff and individual nominators also participated in those meetings to present preliminary recommendations and to respond to questions. All Task Force meetings were open to the public. APR Task Forces in Mason, Mount Vernon, and Springfield Districts have completed their work; however, the Braddock and Lee Task Forces will continue meeting until May or June. For a schedule of task force meetings in these districts, please visit the APR website maintained by DPZ at <http://www.fairfaxcounty.gov/dpz/apr/nominations/>. Task Force recommendations and the DPZ staff reports will be forwarded to the Planning Commission approximately two weeks prior to the scheduled public hearing dates and posted on the APR website.

The public has an opportunity to comment on the APR nominations by presenting oral remarks to the Planning Commission at the hearings or written comments to the Commission's web site which is <http://www.plancom@fairfaxcounty.gov>. To register to speak before the Planning Commission, call the Planning Commission Office at (703)324-2865 or sign up online at <http://www.fairfaxcounty.gov/planning/speaker.htm>.

Time limits for speakers are as follows:

**5 minutes:** Nominators, Civic Associations, Countywide Associations on the Speakers List

**3 minutes:** Individuals on the Speaker's List

**2 minutes:** Anyone not on the Speaker's List

The Planning Commission recommendations on APR items will occur at a separate markup session which is scheduled on July 26<sup>th</sup>. The markup session is open to the public, but no additional public testimony will be allowed at that time. All Planning Commission recommendations will be forwarded to the Board of Supervisors; however, the Board will schedule public hearings only on those APR nominations with favorable Commission recommendations. Public hearings on South County APR items will be held by the Board of Supervisors in September and the Board will either adopt or deny each amendment in October. Following adoption, the Comprehensive Plan will be modified to reflect the adopted changes.

Planning Commission Public Hearings for APR items will begin at 7:30 p.m. in the Board Auditorium of the Government Center, as follows:

**Wednesday, June 21, 2006:** Mount Vernon District

**Thursday, June 22, 2006:** Braddock & Springfield Districts

**Wednesday, June 28, 2006:** Mason District

**Thursday, June 29, 2006:** Lee District

**Carry over dates, if needed:** Thursday, June 29, 2006, after Lee District hearings, and Wednesday, July 12, 2006

**Markup for all items – Wednesday, July 26, 2006**

April 2006

## PC Roundtable - Twice the Opportunity to Watch

Every **Thursday at 6:30 p.m.**, Fairfax County Cable Channel 16 broadcasts "The Planning Commission Roundtable," a 30-minute program for all viewers who wish to gain a better understanding of the Commission's role in land use planning and development and how citizens may voice support or concern over development in and around the community. The program is moderated by Peter F. Murphy, Jr., the Commission Chairman, and discussion topics and guests change monthly.

Beginning April 12th, Channel 16 will add another broadcast of the Planning Commission Roundtable programs on **Wednesdays at 10:30 p.m.** when the Commission is not in session or scheduled meetings end prior to that time.

"The Planning Commission Roundtable" can also be viewed via live video streaming during the scheduled Channel 16 broadcasts or anytime through Video on Demand by visiting: [http://www.fairfaxcounty.gov/cable/channel16/pc\\_roundtable.htm](http://www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm). Viewers can also submit questions on topics featured by either regular mail to the Planning Commission Office at 12000 Government Parkway, Suite 330, Fairfax, VA

22035, or e-mail to [plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov) and they will be addressed in future programs.

### This last quarter has featured the following programs (January – April 2006):

The April Roundtable program highlights the Department of Defense's Base Realignment and Closure (BRAC) recommendations and how they will impact Fort Belvoir and the southern portion of Fairfax County. Moderated by Chairman Pete Murphy, the program features Colonel Brian W. Lauritzen, Fort Belvoir Installation Commander; Dr. Rick Repetta, DeWitt Hospital, Office of Integration and Lee District Planning Commissioner Rodney Lusk.

The March broadcast focused discussion on the planned West Ox Road Public Safety Complex, being done in cooperation with the Commonwealth of Virginia, which is a County response to recent security concerns. Joining Planning Commission Chairman Pete Murphy were: Deputy County Executive Rob Stalzer, Hossein Malayeri, Project Co-coordinator with the Department of Public Works and Environmental Services (DPWES), and Carey

Needham, Chief of the Building Design Branch, DPWES.

February's program featured the ongoing process of amending the County's Transportation portion of the Policy Plan, a part of the County's overall Comprehensive Plan. Joining Chairman Pete Murphy were: Frank de la Fe, Hunter Mill representative and Chairman of the Commission's Transportation Committee; Janyce Hedetniemi, Vice Chairman of the Transportation Commission; and Leonard Wolfenstein, Chief of the Planning Section, Transportation Planning Division, Department of Transportation.

The broadcast in January offered an in-depth look at the functions and responsibilities of the Board of Zoning Appeals (BZA), including the various applications heard by that body and the role of citizen involvement. Along with Chairman Pete Murphy, guests were BZA members Norm Byers and Jim Hart, who also serves as an At-Large member of the Planning Commission.

For a summary description of all previous Planning Commission Roundtable programs, visit <http://www.fairfaxcounty.gov/planning/roundtable.pdf>.

## Pedestrian Task Force Report



In July 2002, the Board of Supervisors initiated a comprehensive Pedestrian Program for Fairfax County and provided dedicated resources to meet specific pedestrian safety and mobility goals to address the number of injuries and fatalities resulting from automobile related crashes every year. In late 2003, the Pedestrian Task Force, consisting of citizens, appointed commission members and staff from the Virginia Department of Transportation (VDOT) and county agencies, was established to review existing county pedestrian programs and activities, make recommendations on improving these programs, develop coordinated education and outreach efforts, prioritize funding for pedestrian projects and develop a prioritized 10-year plan for implementing safe and effective pedestrian facilities.

After more than a year of work by the Pedestrian Task Force to fulfill its mission, the Final Report was accepted on January 23, 2006 by the Board of Supervisors. The following are some of the recommendations presented in the report:

- Increase the outreach/education activity of providing a prepared display, presentation, reflective safety bracelets and interactive activities for children at community events throughout the county.
- Increase funding for pedestrian projects, as divided into four Prioritized Pedestrian Funding Goals: 1) Major Activity Centers/Transit Access/Intersection Retrofits (45 percent), 2) Neighborhood Connectivity/Arterial Walkways/Road Diets (30 percent), 3) Bus Stops and Access (15 percent) and 4) Replacement/Upgrading/Special Americans with Disabilities Act Retrofit/Bridges (10 percent).
- Implement the 10-Year Pedestrian Improvement Plan focused on known pedestrian priorities and major unfunded needs and gaps. Some of the initiatives include the completion of 2.5 miles of missing trail/sidewalk along one side of Richmond Highway from Alexandria to Fort Belvoir; infrastructure improvements to accommodate access to Metrorail and Virginia Railway Express stations and retrofit projects to aid VDOT approval of new crosswalks.
- Expand safety efforts to include education of motorists and pedestrians

regarding their mutual legal responsibilities and to encourage them to respect each other and to act in a safe manner.

- Expand and improve education and outreach efforts, including pedestrian safety curriculum in schools, mass-media advertising and public service announcements to promote pedestrian and driver safety awareness and pedestrian safety encouragement and support for police outreach in high risk areas.
- Provide a full-time Bicycle Planner staff position to address bicycling issues.
- Support Best Practices for Pedestrians, such as crosswalks on all four sides of intersections with two curb cuts at each intersection corner, standard use of countdown pedestrian signals and accessible sidewalk connections to bus stops.

Hunter Mill District Planning Commissioner Frank de la Fe, who served on the Pedestrian Task Force, said that the Task Force had addressed issues where all factors to assist pedestrians were not considered by the involved parties. For example, he explained that the Task Force had addressed situations where push buttons to activate pedestrian crossing signals were situated in obstructed locations by encouraging the involved parties to meet on a regular basis to assure coordination as part of a standard process. "One other positive outcome," de la Fe pointed out, "was raising awareness that pedestrian issues affect all areas of the county, not just those that are urbanized."

By improving an environment for pedestrians and laying the foundation for realistic future improvement programs to benefit all Fairfax County citizens, the Pedestrian Task Force has encouraged the county to implement recommendations to reduce the number of pedestrian/vehicle collisions and their associated deaths and injuries; provide residents a safe, accessible and practical alternative to using a vehicle for local trips and allow children living within walking distance of their school to have a safe walking route to school. The full version of the Final Report is available at <http://www.fairfaxcounty.gov/fcdot/pedforce.htm>.



A Publication of  
Fairfax County,  
Virginia

## Fairfax County Planning Commission

12000 Government Center

Pkwy

Suite 330

Fairfax, VA 22035

Phone: 703-324-2865

TTY: 703-324-7951

Fax: 703-324-3948

E-mail:

[plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov)

The following staff  
contributed to this issue of  
the *Planning Communicator*:

- Kara DeArrastia
- Sara Robin Hardy
- Barbara Lippa
- Henri Stein McCartney

## Commissioners John Byers and Frank de la Fe Reappointed

At the January 11, 2006 Planning Commission meeting, the Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for Commissioners John R. Byers, Mount Vernon District, and Frank A. de la Fe, Hunter Mill District, who were reappointed for additional terms commencing in January 2006 and ending December 2009.

Currently serving his sixth consecutive term, Commissioner Byers was first appointed by former Mount Vernon District Supervisor Farrell Egge in January 1986. Serving his second consecutive term, Commissioner de la Fe was first appointed by Hunter Mill District Supervisor Catherine Hudgins in December 2001.



## Have you visited the "My Neighborhood" website?

"My Neighborhood" is an Internet mapping and information reporting application. It illustrates features and county facilities available in and around your neighborhood. The information is broken down into logical business groups called Views. Currently there are three views: **General Information**, **Parks**, and **Demographics**. Each view has unique map types and reports. Map types display different layers of information about the same area. Reports contain detailed information about specific areas.

For more information on reports and map types associated with each view check the detailed content help. It is anticipated that by fall 2006 there will also be views to check on **Crime** and **Revitalization**. Check it out at: <http://www.fairfaxcounty.gov/gisapps/myneighborhood/>.

## Employees Recognized for Performance

Congratulations to the following Department of Planning and Zoning recipients who merited recent Outstanding Performance Awards:

- ☛ Phoebe Horio,  
Administrative Assistant II
- ☛ Donna Pesto, Planner II



*Donna Pesto receives her OPA during the Employee Awards Ceremony on March 24, 2006 in the Government Center Forum*

## Congratulations to the Commission Chairman!

On Wednesday, March 22, 2006, Peter F. Murphy, Jr., Planning Commission Chairman, received the 2006 Katherine K. Hanley Public Service Award from Leadership Fairfax at its annual Breakfast with the Board of Supervisors.

In its second year, the purpose of the award is to grant recognition for outstanding accomplishments in the areas of public service employment or service on a public board, authority or commission for sustained

## 2006 Slate of PC Officers Elected

At its January 18th meeting, the Planning Commission unanimously approved the following slate of officers to again serve for the 2006 calendar year:

<b>Chairman</b>	Peter F. Murphy, Jr., Springfield District
<b>Vice Chairman</b>	John R. Byers, Mount Vernon District
<b>Secretary</b>	Suzanne F. Harsel, Braddock District
<b>Parliamentarian</b>	Walter L. Alcorn, At-Large

This slate of officers has remained the same since January 2003. Commissioner Murphy is currently serving as Chairman for his 18th consecutive year, Commissioner Byers is currently serving as Vice Chairman for his 11th consecutive year, Commissioner Harsel is currently serving as Secretary for her 18th consecutive year and Commissioner Alcorn is currently serving as Parliamentarian for his 4th consecutive year.



This publication will be made available in alternative formats upon request. Please call 703-324-2865 (V), 703-324-7951 (TTY). Please allow seven days for the preparation of material.